



23 Farthing Drive • Letchworth Garden City • Hertfordshire • SG6 2TR

Guide Price £780,000

Charter Whyman

TOWN & VILLAGE HOMES





SPACIOUS DETACHED FAMILY HOME VIEWS TO THE REAR OVER THE WESTON HILLS POPULAR LOCATION

THE PROPERTY

This remarkably spacious modern detached home provides versatile family accommodation. The master bedroom has its own en suite shower room and the other four bedrooms are served by two well-appointed bathrooms. The ground floor includes an sitting room, open-plan to the study, a kitchen/dining room, a large conservatory, cloakroom/WC, laundry/utility and an integral double garage with powered door.

Constructed from cavity brickwork under a tiled roof, the house benefits from uPVC double-glazed windows, gas fired central heating and electric underfloor heating to the conservatory. It enjoys attractive views to the rear from the first floor over open countryside to the Weston Hills.

THE OUTSIDE

The house stands in a plot measuring approximately 96' by 37' (29.4m x 11.24m) overall. The front garden is laid to lawn with herbaceous borders. The tarmac driveway provides off-street parking for two cars and leads to the integral double garage.

A gate to the side leads to the pleasant rear garden which is some 30' (9m) in depth and laid to lawn with raised borders, ornamental shrubs and an area of decking.

THE LOCATION

The house is located in the popular Lordship area on the south side of the town, a mile and a half from the centre and a mile and three-quarters from the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with services running regularly throughout the day. The fastest service to London Kings Cross takes just 29 minutes with Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is less than a mile away by car.

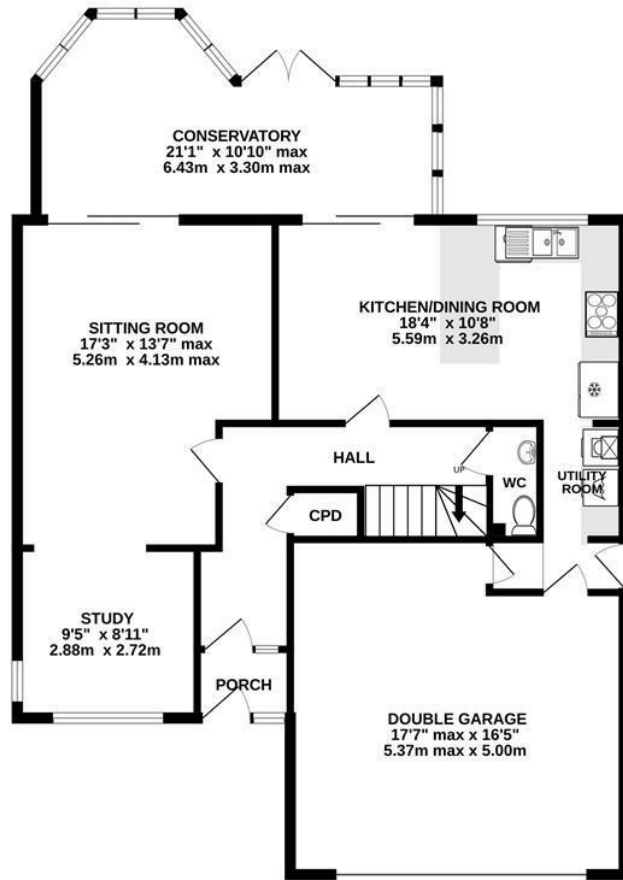
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. The highly regarded Lordship Farm Primary School is just half a mile away.



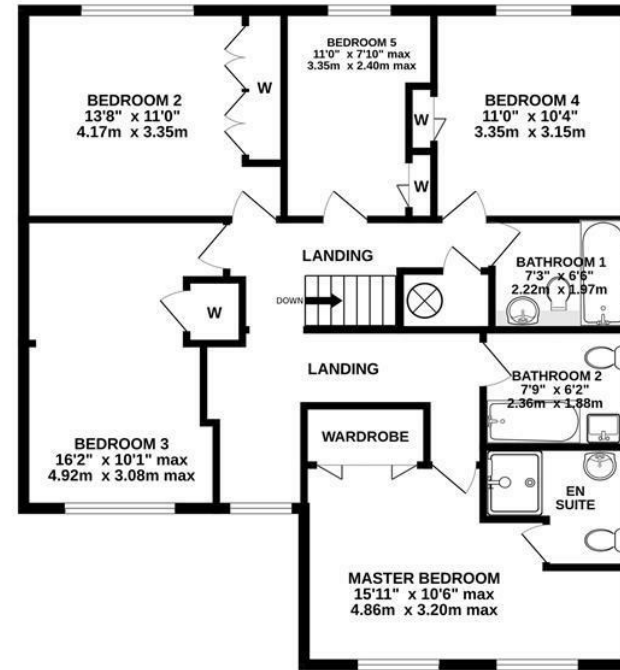




GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR
976 sq.ft. (90.7 sq.m.) approx.



THE FLOOR AREA GIVEN INCLUDES THE DOUBLE GARAGE

TOTAL FLOOR AREA : 2135 sq.ft. (198.4 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TENURE
FREEHOLD

COUNCIL TAX
Band - E

SERVICES
MAINS water, sewerage, gas and electricity are connected to the property.
BROADBAND: A choice of providers with claimed download speeds of up to 1000 Mbps.
MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims to provide 5G.

LOCAL AUTHORITY
North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

VIEWING APPOINTMENTS
All viewing and negotiations strictly through Charter Whyman.

EPC RATING
Band - D

**THE LETCHWORTH GARDEN CITY
HERITAGE FOUNDATION**
To maintain the integrity of the Garden City
concept and design, properties are subject to
the additional planning requirements of the
Heritage Foundation.

Tel: 01462 530350
www.letchworth.com



Charter Whyman
37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ
01462 685808
www.charterwhyman.co.uk